



ACTON PLANNING BOARD

DRAFT

Minutes of Meeting November 6, 2012 Town Hall – Faulkner Room 204

Planning Board members attending: Mr. Ryan Bettez (Chairman), Mr. Jeff Clymer (Vice Chair), Ms. Margaret Woolley Busse (Clerk), Mr. Ray Yacouby, Mr. Roland Bourdon, Ms. Kim Montella, and Mr. Derrick Chin. Also present: Planning Director Mr. Roland Bartl and Assistant Planner Ms. Kristen Domurad-Guichard.

Mr. Bettez called the meeting to order at 8:15 PM.

I. Citizens Concerns

None raised.

II. Consent Agenda – Draft Minutes of 9/18/2012, 10/2/2012 & 10/16/12

The draft minutes were approved as amended.

III. Public Hearing Continuance – 55 Great Road – McDonald's Sign Special Permit

Mr. Bettez opened the public hearing at 8:20PM.

Applicants Ms. Paula Wright and Mr. Richard Lopez presented the revised sign renderings and sign location plan to the Board. The proposed material and lighting of the sign is similar to the TDBank sign. It will be lit by an external light source projecting downward from the top of the sign. The applicant's engineer conducted measurements and relocated the sign to meet safety concerns.

Members of the public had comments/questions regarding:

Resident, Mr. Daniel Wagner of 54 Great Road stated he wanted to make sure the sign stays in harmony with East Acton Village. He was concerned about the location, material and size of the sign.

Board members questions and comments:

Board members felt the proposed sign was a big improvement to the existing sign, was well sited, and was within their special permit granting authority to approve. The Board reviewed a draft decision prepared by the Planning Department.

Mr. Roland Bourdon moved to approve the Sign Special Permit Decision for McDonald's at 55 Great Road as amended. The motion was seconded by Ms. Margaret Woolley Busse and carried unanimously.

IV. Reports

Economic Development Committee (EDC): Mr. Derrick Chin reported from the ECD meeting. Mr. Johnson the owner of a tea company located at Craig Road stated the Planning Department determined his business was classified as a "Distribution Plant" which was not allowed in the zoning district. The EDC strongly opposed the determination made by the Planning Department. Mr. Bartl will reach out to Mr. Johnson to clarify the description of his tea business, as there seemed to be an inconsistency in the description given to the EDC and the Planning Department. Mr. Johnson will be on an upcoming Planning Board agenda to discuss a potential zoning change.

The meeting was adjourned at 9:20PM.

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Approved: